



SEMI DETACHED HOUSE

POTENTIAL TO EXTEND

DETACHED GARAGE

QUIET LOCATION

OFF ROAD PARKING

GOOD SIZED ROOMS



Asking Price £440,000

Ideal Locations are pleased to offer for sale this three bedroom semi-detached house situated in a cul-de-sac location to the west of Romford Town Centre, just off Crow Lane and approximately one and a quarter miles from Chadwell Heath (cross rail) station. The property benefits from a huge garden and hardstanding to front providing off-road parking with side access leading to a garage.

There is plenty of potential to extend the property subject to planning. Interested parties are advised to register their interest and book a viewing as soon possible.

Hallway

Entrance via storm porch with further obscure glazed door to hallway. Coving to ceiling, ceiling rose, radiator, understairs cupboard, door to open plan ground floor.

Lounge area 12ft 10in x 10ft 10in (3.9m x 3.3m)

Double glazed bay window, coving to ceiling, ceiling rose, wall lights, radiator.

Family room 16ft 10in x 14ft 5in narrowing to 11ft 4in (5.1m x 4.4m narrowing to 3.47m)

Large open plan family room with coving to ceiling, radiator, feature fireplace, two small double glazed windows to side elevation, opening to kitchen.

Kitchen 17ft 10in x 9ft narrowing to 6ft (5.4m x 2.8m narrowing to 1.85m)

Range of wall and base units with contrasting worktops with gas hob and integrated electric oven, stainless steel sink with mixer tap, extractor hood. Part tiled walls, laminate style flooring, plumbing for washing machine, double glazed windows and door to garden.

Landing

Coving to ceiling, access to loft, double glazed window to side elevation.

Bedroom 1 12ft 10in x 10ft 5in (3.9m x 3.2m)

Double glazed window to front elevation, radiator.

Bedroom 2 14ft 8in x 10ft 5in (4.5m x 3.2m)

Double glazed window to rear elevation, radiator, coving to ceiling.

Bedroom 3 6ft 7in x 6ft 3in (2.0m x 1.9m)

Double glazed window, radiator.

Bathroom 6ft 1in x 5ft 11in (1.9m x 1.8m)

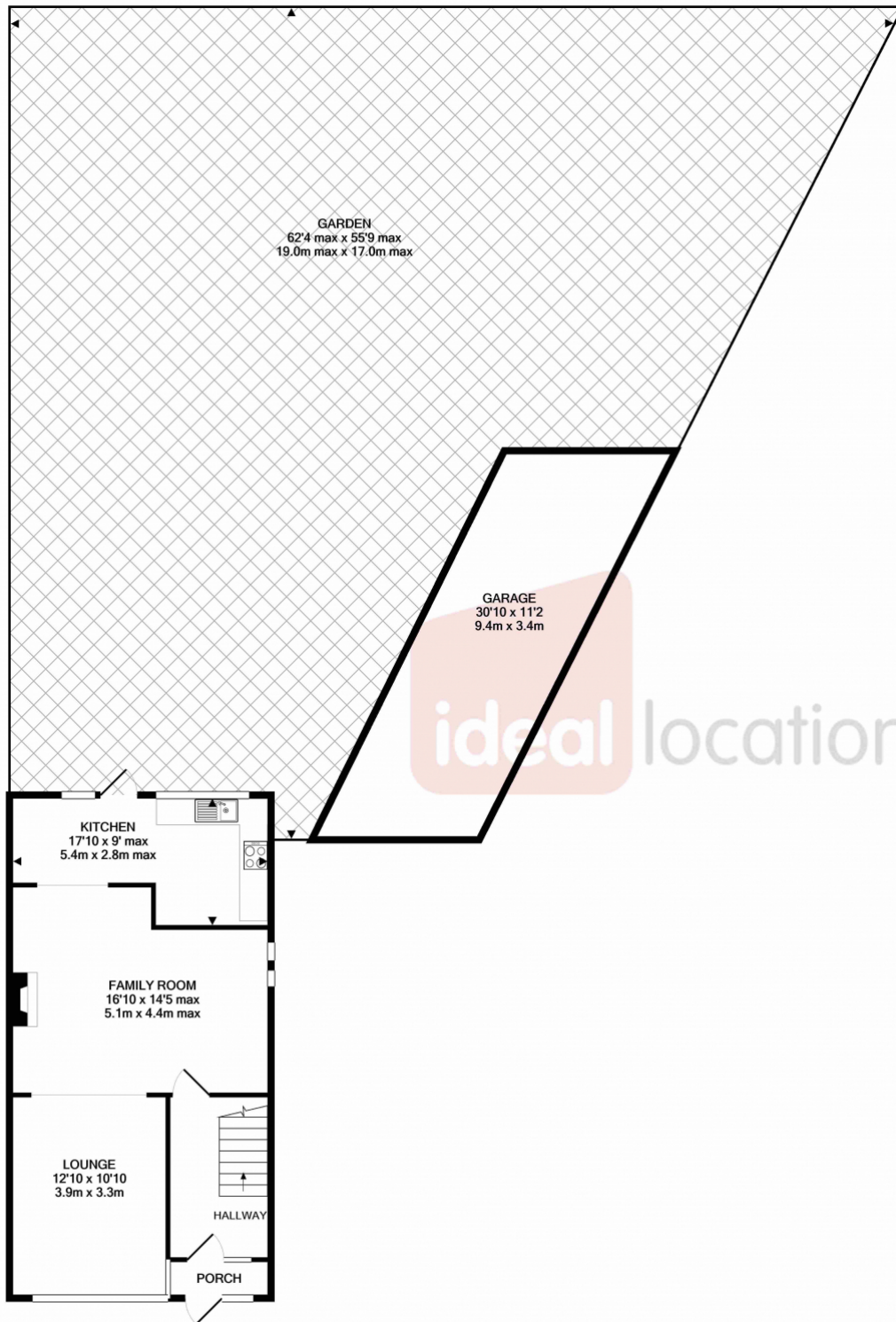
Obscure double glazed window to rear elevation, tiled walls and floor, close coupled WC, pedestal wash hand basin with mixer tap, P shaped panel bath with shower mixer.

Garden 19m max x 17m max (62ft 4in max x 55ft 9in max)

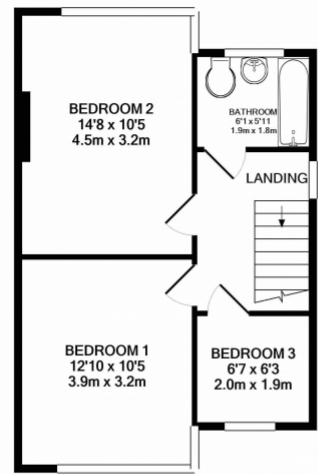
Very large garden with patio area, established trees and mostly laid to lawn.

Detached garage 30ft 10in x 11ft 2in (9.4m x 3.4m)

Off road parking, with hardstanding to front and leading to garage with the potential to park several cars.



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 861 SQ.FT. (80.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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